

This instrument was prepared by

(Name) Dorothy C. Bingham

(Address) Rt. 3, Box 3
Jemison, Al. 35085

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

MORTGAGE—

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas, Alex L. Nelms

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Charles Thomas and Lucille Eversley and Blanche Phifer

(hereinafter called "Mortgagee", whether one or more), in the sum of Eight thousand and no/100 Dollars (\$ 8,000.00), evidenced by promissory note

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And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Alex L. Nelms

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit:

From the northwest corner of Section 12, Township 21 South, Range 3 West, run easterly along the north boundary line of said Section 12, Township 21 South, Range 3 West for 899.29 feet, more or less, to a point on the east right of way line of U.S. Highway 31; thence turn an angle of 40 deg. 41 min. 40 sec. to the right and run southeasterly along the east R.O.W. line of said Highway for 290.46 feet to the point of beginning of the land herein described; thence continue southeasterly along the east R.O.W. line of U.S. Highway 31 for 125 feet; thence turn an angle of 95 deg. 17 min. 40 sec. to the left and run northeasterly 175.8 feet; thence turn an angle of 95 deg. 02 min. 40 sec. to the left and run northwesterly 125.0 feet to a point on the east side of the old Byarsville dirt road; thence turn an angle of 94 deg. 55 min. 20 sec. to the left and run southwesterly along the east side of said dirt road for 175.0 feet, more or less, to the point of beginning. This land being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, and being 0.502 acres, more or less. The above described land is subject to right of way of the American Telephone and Telegraph Company and other permits of record.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

C.K.M. Bingham Realty
Rt. 3 Box 3

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned

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have hereunto set my signature and seal, this

19th day of December, 1988

Dorothy C. Birmingham

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of Alabama

Shelby

COUNTY }

I, Dorothy C. Birmingham
hereby certify that Alex L. Helm's

, a Notary Public in and for said County, in said State,

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day,
that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

19th

day of

December, 1988

Dorothy C. Birmingham

Notary Public.

THE STATE of

COUNTY }

I,
hereby certify that

, a Notary Public in and for said County, in said State,

whose name as of
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

day of

, 19

, Notary Public

STATE OF ALA. SHELBY CO. 1. Deed Tax \$ _____
I CERTIFY THIS 2. Mtg. Tax 12.00
INSTRUMENT WAS FILED 3. Recording Fee 5.00
89 FEB-1 AM 9:52 4. Indexing Fee 1.00
TOTAL 18.00

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Recording Fee \$ _____
Deed Tax \$ _____

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

Mississippi Valley Title Insurance Company
AGENTS FOR

Return to:

MORTGAGE DEED

TO